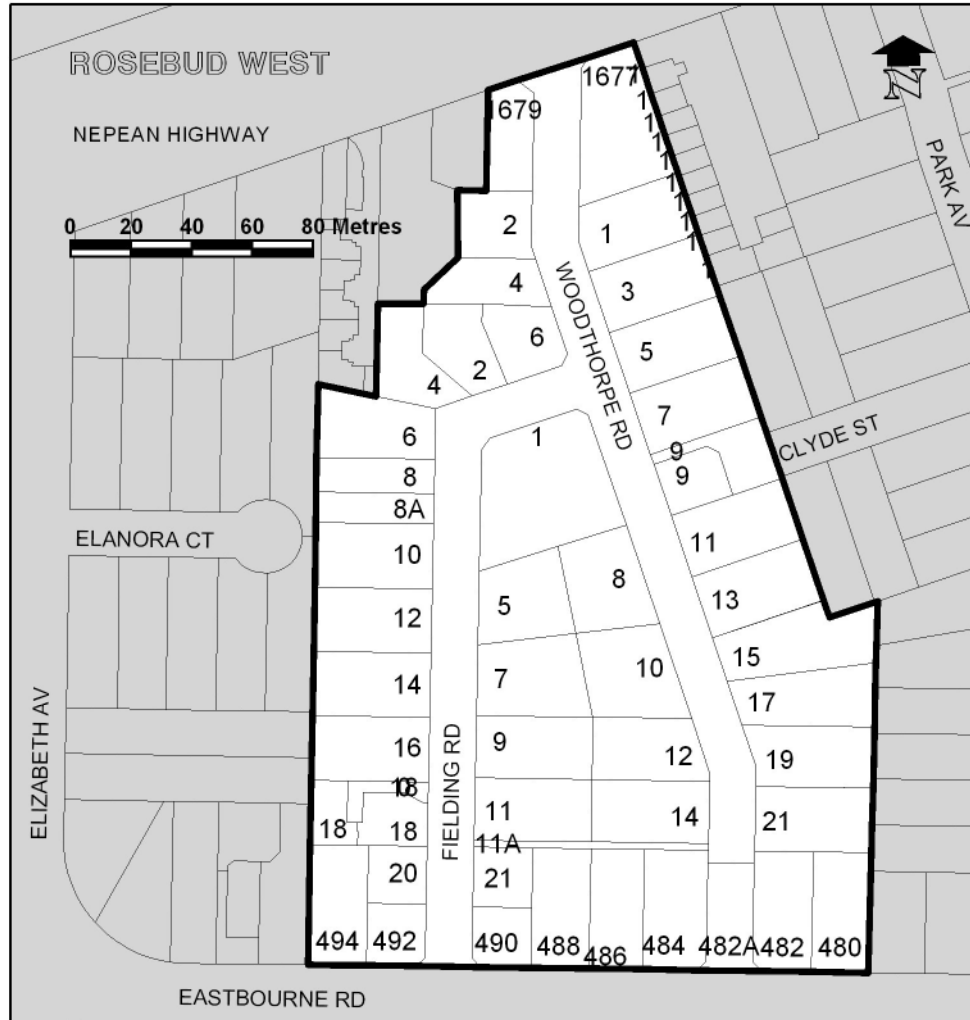


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**SCHEDULE 17 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO17**.

**Woodthorpe Estate, Rosebud West**



**1.0**

**Design objectives**

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- To maintain the remnant bush landscape setting and to strengthen the general sense of “...living on the foreshore of Capel Sound” within a safe and secluded low profile coastal village environment.
- To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.
- To promote building design which complements the coastal landscape environment.
- To ensure that adequate space is available on private land for the retention and planting of vegetation.
- To reflect the existing rhythm of dwelling spacing and to promote the appearance of dwellings within a landscaped setting.

- To maintain and enhance visual connection between the shared street space and private properties and between front yards and enable the continuous flow of vegetation between roadsides and private space.
- To retain the appearance of the meandering unmade streets that underscore and contribute to the neighbourhood character.

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### Buildings and works

#### No permit required

If the following conditions are met, a permit is not required to construct a building or construct or carry out works for the purposes of a dwelling outbuilding, alteration, or extension or a dependent persons unit:

- The floor area of the dwelling must not be increased by more than 25%, whether for an outbuilding or extension.
- The building must be setback from the frontage by at least the same distance as the existing dwelling or, if there is no existing dwelling on the land:
  - The front setback must be not less than the average setback of dwellings on adjoining lots or 7.5 metres (whichever is the greater),
  - A building must have a front setback to land in a Road Zone of not less than 10 metres,
  - A building must be setback 3 metres or more from any side road boundary.
- Must not create more than one crossover.
- Must be single storey construction with a wall height of 5.5 metres or less and a building height of 7 metres or less.
- The total building site coverage must be 35% or less.
- The total hard surface site coverage (including buildings, swimming pools and impervious surfaces) must be 50% or less.
- The external finish must match that of an existing building or otherwise be to the satisfaction of the responsible authority.
- Any earthworks must be one metre or less in depth.

A permit is not required to carry out earthworks that are one metre or less in depth.

#### Permit requirements

A permit is required to construct a fence. This does not apply to any of the following:

- A fence on a lot with an existing building but only if:
  - The side or rear fence is more than 2.0 metres in height.
  - The front fence is more than 1.8 metres in height.
  - The front fence is less than 50% transparent.
  - The distance the fence is setback from any road that abuts the lot is equal to or greater than the setback of that building from the road.
- A post and wire fence with a height of 1.2 metres or less.

An application to construct a building or construct or carry out works should meet all of the general requirements of this schedule and must meet the mandatory requirements of this schedule.

### General requirements

An application should meet all of the requirements contained in Clause 54 or Clause 55 of this Scheme, as relevant, as if those Clauses applied subject to the modifications shown in Table 1 of this Schedule.

**Table 1 Modifications to Clause 54 and Clause 55 standards**

Standard	Modified Requirement
<p><b>Neighbourhood character</b></p> <p><b>Standard A1</b></p> <p><b>Standard B1</b></p>	<p><i>Additional requirements:</i></p> <ul style="list-style-type: none"> <li>▪ The Woodthorpe area is characterised by the following key existing character elements: <ul style="list-style-type: none"> <li>• Dwellings sit within the landscape and are partially or wholly hidden by vegetation from the adjacent roads</li> <li>• The built form is almost entirely low profile and single storey, with relatively low site coverage.</li> <li>• The dwellings are well set back and are generally positioned centrally on large 'quarter acre blocks'.</li> <li>• Front fences are normally non-existent or consist of low wire fences.</li> <li>• Post and wire side fences are common.</li> <li>• There is often little distinction in appearance between the private gardens and the roadside vegetation and driveways and paths do not dominate the streetscape.</li> <li>• The location of the roadway is influenced by the positioning of the roadside trees and ground covers, avoiding a rigid alignment.</li> <li>• At most points in the estate the width of the roadway allows the passage of only a single vehicle at any one time.</li> <li>• Car parking is exclusively off-street and carports are more prevalent than garages. Driveways are constructed of either gravel or brick paving in preference to concrete.</li> </ul> </li> </ul> <p>The design of new buildings should complement the general low profile built form of the area.</p> <p>The difference between finished ground level and natural ground level as a result of excavation and filling should be one metre or less and properly battered or retained.</p> <p>A building containing more than one storey should not provide access to a roof area, deck, verandah or the like which has a level higher than the floor level of the upper storey.</p> <p>The building should not be a relocated building or moveable structure such as a tramcar or the like. This does not apply to a dependent person's unit or a newly pre-fabricated building.</p> <p>Car parking areas should be provided on site and sited either adjacent to or behind a dwelling or residential building.</p> <p>The construction of a garage at the front of a dwelling or residential building should be avoided.</p>
<p><b>Integration with street</b></p>	<p><i>Additional requirements:</i></p> <p>There should be no more than one vehicular crossing per property.</p>

Standard	Modified Requirement
<b>Standard A2</b> <b>Standard B5</b>	<p>There should be no front fencing or only low open fencing forward of the line of the dwelling or residential building.</p> <p>Car parking areas should be provided on site and sited either adjacent to or behind the dwelling or residential building.</p> <p>The construction of a garage at the front of a dwelling or residential building should be avoided.</p> <p>Any building should be visually integrated with the existing single storey streetscape and have a similar height to adjoining buildings.</p>
<b>Minimum street setback</b> <b>Standard A3</b> <b>Street setback</b> <b>Standard B6</b>	<p>The front setback should be not less than the average setback of dwellings on adjoining lots or 7.5 metres (whichever is the greater) and should enable the retention of any significant existing vegetation.</p> <p>A building should have a 10 metre setback from a Road Zone.</p> <p>A building should be setback 3 metres or more from any side road boundary.</p>
<b>Building height</b> <b>Standard A4</b> <b>Standard B7</b>	<p><i>Overlay specification of maximum height:</i></p> <p>A building should have a wall height of 5.5 metres or less and a building height of 7 metres or less.</p> <p>A building should not protrude above any mature tree canopy.</p>
<b>Site coverage</b> <b>Standard A5</b> <b>Standard B8</b>	<p>The total building site coverage should be 35% or less.</p>
<b>Permeability</b> <b>Standard A6</b> <b>Standard B9</b>	<p>The total hard surface site coverage (including buildings, swimming pools and impervious surfaces) should be 50% or less.</p>
<b>Significant trees</b> <b>Standard A8</b> <b>Landscaping</b> <b>Standard B13</b>	<p><i>Additional requirements:</i></p> <p>Buildings and works should be sited and designed to:</p> <ul style="list-style-type: none"> <li>▪ Retain large, established native trees and understorey.</li> <li>▪ Incorporate space for the planting of substantial vegetation (with footings located outside of the root zone).</li> <li>▪ Have a front setback sufficient to enable the retention of any significant existing vegetation.</li> <li>▪ Have setbacks sufficient to provide for on-site screening by bushy vegetation.</li> </ul> <p>Provision should be made for the planting of new native trees, consistent with the existing composition of vegetation in the area.</p> <p>New dwellings should have a landscape plan that includes substantial native trees and shrubs.</p>
<b>Side and rear setbacks</b> <b>Standard A10</b> <b>Standard B17</b>	<p><i>Additional requirements:</i></p> <p>Buildings should be setback sufficient distance from all boundaries to enable all of the following:</p> <ul style="list-style-type: none"> <li>▪ The planting of bushy screening vegetation.</li> <li>▪ The retention or planting of more than one substantial tree in the backyard.</li> </ul> <p>A building should be setback at least 10 metres from a Public Park and Recreation Zone or a Public Conservation and Resource Zone.</p>

Standard	Modified Requirement
<b>Design detail</b> <b>Standard A19</b> <b>Standard B31</b>	<p><i>Additional requirements:</i></p> <p>Building materials, forms, textures and colours should be compatible with the existing coastal landscape setting</p> <p>More than half of the external wall cladding of any dwelling should consist of brick, masonry, timber, simulated weatherboards or other materials approved by the responsible authority.</p> <p>All cladding and trim should be coloured and maintained in muted tones of green, brown, beige or other colours to the satisfaction of the responsible authority.</p> <p>The external finish of all buildings should be of a low reflectivity (less than 40% reflectivity) to minimise glare and reflection of light. This requirement does not apply to:</p> <ul style="list-style-type: none"> <li>▪ Solar panels.</li> <li>▪ Roofing but only if the pitch of the roof is 5 degrees or less and not overlooked from any adjoining building, land or road.</li> <li>▪ The finish of a building extension, but only if the floor area is increased by 25% or less and the colour matches that of the existing building.</li> </ul> <p>Any side or backyard fencing that does not abut a road should have a height of less than 1.8 metres.</p>
<b>Front fence height</b> <b>Standard A20</b> <b>Standard B32</b>	<p>There should be no front fencing or only low open fencing forward of the line of the dwelling or residential building.</p>

### Mandatory requirements

The following requirements apply, as appropriate, to all buildings and works, whether or not a permit is required.

#### *Maximum building height*

A building must have a maximum building height of no more than 8 metres and must contain no more than 2 storeys above natural ground level. This does not apply to any of the following:

- A place of assembly building
- A leisure and recreation building
- A utility installation building
- A hospital
- An education centre
- A building that complies with height provisions specified in a plan approved under a schedule to the Development Plan Overlay.
- Alteration to or extension of a lawfully existing building but only if all of the following requirements are met:
  - The existing building has a building height of more than 8 metres or contains 3 or more storeys above natural ground level.
  - The maximum building height of the existing building is not exceeded.
  - The external bulk of the existing building is not significantly increased.

- The footprint of the upper storey, existing at the approval date, is not increased by more than 10%.

These requirements cannot be varied with a permit.

*Number of dwellings*

No more than one dwelling, excluding a dependent person's unit, may be constructed on a lot. This does not apply to dwellings that are in accordance with an approved development plan under Clause 43.04. This requirement cannot be varied with a permit.

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**Subdivision**

The average area of all lots within a subdivision must be no less than 700 square metres and each lot must be able to contain a rectangle with minimum dimensions of 20 metres x 35 metres. These requirements do not apply to lots that are in compliance with a restructure plan under Clause 45.05 or a development plan under Clause 43.04.

Land that is capable of further subdivision is excluded from the calculation of average lot area.

The area of land set aside as common property or land that is to be transferred to Council for public open space and recreation, over and above that which may be required under Section 18 of the Subdivision Act 1988, may be included in the calculation of average lot density.

These requirements cannot be varied with a permit unless any of the following requirements are met:

- The subdivision realigns the boundary between existing lots, provided no new lot or additional subdivision potential is created.
- Two or more dwellings have lawfully existed on a lot since the approval date and the subdivision proposes to create separate lots for each dwelling.
- The subdivision excises land for a road, utility installation or other public purpose.

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**Decision guidelines**

Before deciding on an application the responsible authority must consider as appropriate:

- Whether any loss of amenity will result from a variation to the general requirements of this schedule.
- Whether it would be impractical to apply a general requirement to any of the smaller lots within the Woodthorpe area.